

REDEVELOPMENT AGENCY, CITY OF LONG BEACH

AGENDA NO. 982
Monday, February 13, 2006

9:00 A.M.

City Council Chamber
Plaza Level - City Hall
333 W. Ocean Boulevard
Long Beach, CA 90802

ROLL CALL

FLAG SALUTE

APPROVAL OF MINUTES FOR JANUARY 23, 2006 MEETING

PROJECT AREA COMMITTEE REPORTS

PUBLIC PARTICIPATION

Members of the public are invited to address the Board on items of interest to the public within the Agency Board jurisdiction. Each speaker will be limited to two minutes unless that time is extended by the Chair.

CONSENT CALENDAR (1 - 4)

PUBLIC PARTICIPATION

All matters listed under the Consent Calendar are to be considered routine by the Agency Board and will all be enacted by one motion unless removed from the Consent Calendar for separate action by an Agency Board member. Members of the Public are invited to address the Agency Board on Consent Calendar items at this time. Each speaker will be limited to two minutes unless the Chair extends that time.

1. Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5822 Linden Avenue for a purchase price of \$450,000 plus closing costs. (North – District 9)
2. Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5836 Linden Avenue for a purchase price of \$745,000 plus closing costs. (North – District 9)

3. Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5874 Linden Avenue for a purchase price of \$520,000 plus closing costs. (North – District 9)
4. Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5892 Linden Avenue for a purchase price of \$480,000 plus closing costs. (North – District 9)

REGULAR AGENDA (5 - 12)

5. Receive and file a presentation on solar energy in Redevelopment Projects by Councilmember Frank Colonna.
6. Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 2085 Atlantic Avenue, APN 7209-001-031; and 2155 Atlantic Avenue, APN 7208-030-009; including land, improvements and fixtures and equipment. (Central – District 6)
7. Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 2525 Atlantic Avenue, Assessor Parcel Number 7208-006-029; 2527 Atlantic Avenue, Assessor Parcel Number 7208-006-028; 2535 Atlantic Avenue, Assessor Parcel Number 7208-006-027; 2545 Atlantic Avenue, Assessor Parcel Number 7208-006-026; and 572 Vernon Street, Assessor Parcel Number 7208-006-031; including land, improvements and fixtures and equipment. (Central – District 6)
8. Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 225-237 East 1st Street, APN 7280-028-026, 7280-028-025 and 7280-028-024; and 115 North Long Beach Boulevard, APN 7280-028-023; including land, improvements and fixtures and equipment. (Downtown – District 1)
9. Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 4800 Long Beach Boulevard, APN 7133-010-001 and 7133-010-007; 4856 Long Beach Boulevard, APN 7133-010-006; 4860 Long Beach Boulevard, APN 7133-010-027; and 4870 Long Beach Boulevard, APN 7133-010-008; including land, improvements and fixtures and equipment. (North – District 8)

10. Recommendation to approve the Addendum to Mitigated Negative Declaration No. 29-04 for the Cedar Court at Third Street Project. (Downtown – District 1)
11. Recommendation to approve Stage III Design Review Plans for the Cedar Court at Third Street Project with Conditions. (Downtown – District 1)
12. Recommendation to adopt a resolution approving and authorizing the Executive Director to execute Program Supplement No. M060 to Administating Agency-State Agreement No. 07-5108 (Long Beach Promenade Streetscape/Safety Improvements). (Downtown –District 2)

COMMENTS FROM AGENCY BOARD MEMBERS

EXECUTIVE SESSION

- A. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Bixby Knolls Shopping Center).

APN: 7135-022-046
Address: 4262-4266 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-047
Address: 4250-60 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-048
Address: 4442-4446 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

- B. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Santa Fe Avenue and Willow Street – Site Acquisition).

APN: 7401-001-022
Property Address: 2520 Santa Fe Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Francisco R. and Agueda T. Ruiz
Under Negotiation: Price and Terms of Acquisition

APN: 7401-001-005
Property Address: 2530-42 Santa Fe Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Pablito C. Santiago
Under Negotiation: Price and Terms of Acquisition

APN: 7401-001-004
Property Address: 2554 Santa Fe Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Say Kim Ly and Vouchkim Ngouv
Under Negotiation: Price and Terms of Acquisition

APN: 7401-001-003
Property Address: 2562-66 Santa Fe Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Vivian M. Ocampo
Under Negotiation: Price and Terms of Acquisition

APN: 7401-001-002
Property Address: 2570 Santa Fe Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Hung K. and Kyong J. Kim Trust
Under Negotiation: Price and Terms of Acquisition

C. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Promenade Lofts Project Update).

APN: 7280-005-030
Property Address: 55-175 E. 3rd Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Coventry Long Beach Plaza LLC and Promenade Loft Partners, LLC
Under Negotiation: Price and Terms of Acquisition

D. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Lyon Promenade Project Update).

APN: 7280-019-900, 901, 902, 903 and 904
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Lyon Realty Advisors
Under Negotiation: Price and Terms of Acquisition

- E. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Menorah Senior Housing Project).

Property Address: Northwest Corner of Vernon Street and Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

- F. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Disposition of Miscellaneous Properties in North Village Center).

APN: 7124-032-029
Address: 5800 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Autozone Development Corporation
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-006
Address: 5832 - 34 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-001 through 005
Address: 5870 - 74 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-009
Address: 5895 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-010
Address: 5885 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-011
Address: 5881 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-012
Address: 5873 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-013
Property 5865 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-014
Property 5861 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-015
Property 5853 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-016
Property 5849 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-017
Property 5841 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Terek Saleh
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-018
Property 5837 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Sharon Savoy
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-019
Property 5833 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-020
Property 5821 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-028
Property 635 South Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ernest & Katja Jones
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-001
Property Address: 5892 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Rosalina Mouk
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-002
Property Address: 5886 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Theodore and Oramae Webb
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-003
Property Address: 5878 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Theodore and Oramae Webb
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-004
Property Address: 5874 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Enrique and Maria Ortiz
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-005
Property Address: 5866 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Trinidad Mota, Jr.
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-006
Property Address: 5860 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Diego Facio
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-007
Property Address: 5852-54 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Alice Bailey and Ruth Pryor
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-008
Property Address: 5850 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Norman and Maria Cease
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-009
Property Address: 5844 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-010
Property Address: 5836 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: City Neighborhood Rental, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-011
Property Address: 5826 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: William R. Wagner
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-012
Property Address: 5822 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Wylfred R. Mata
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-013
Property 501 E. South Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-030
Property Address: 5801 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Horowitz Family Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-025
Property Address: 5823-25 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Arthur Noble
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-024
Property Address: 5827-29 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ngoc Le Tran
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-023
Property Address: 5835 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-022
Property Address: 5845 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-021
Property Address: 5855 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-019, 020
Property Address: 5869-75 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Dale B. Kindermann
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-018
Property Address: 5879 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: First Samoan Full Gospel Pentecostal Church, Inc.
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-017
Property 5887 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-016
Property 5893 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

ADJOURNMENT

NEXT REGULAR MEETING: FEBRUARY 27, 2006 – 5:00 P.M.

NOTE: A tape recording of this meeting will be available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternate format, please call Jan Pittman in the City Clerk Department 48 hours prior to the meeting at (562) 570-6827 or the Telecommunications Device for the Deaf (TDD) at (562) 570-6626. Inquire at the City Council Chamber Audio-Visual Room for an assistive listening device. The City Clerk Department E-Mail address at cityclerk@longbeach.gov is available for correspondence purposes.